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TRANSFER
TAX
PAIDWARRANTY DEED

017234

FOLSHORT PROPERTIES, a Vermont General Partnership consisting of Mark K. Foley, Sr. and Howard H. Shortsleeve, Jr. of Rutland, State of Vermont for consideration paid, grant to PENNY J. FLETCHER of Norwich, State of Vermont and WILLIAM E. DRAKE of Hartland, State of Vermont with WARRANTY COVENANTS, as tenants in common, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situate in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a steel pipe on the southerly line of land now or formerly of Robert M. Thompson said pipe being N 85 degrees 50 minutes E one hundred eighty (180) feet from an iron rod on the easterly right of way line of North Main Street (SCH File 6-111) which rod marks the southwesterly corner of land of said Thompson; thence southerly parallel with the east line of Main Street east twenty and one tenth (E 20.10') feet along the easterly line of property retained by Bank of Maine, N.A.; thence N 85 degrees 50 minutes E (maintaining a distance of 20 feet measured at right angles from the southerly line of said Robert M. Thompson) one hundred seventy-four and sixty-eight hundredths (174.68) feet; thence N 27 degrees 30 minutes E twenty-three and five tenths (23.50) feet to an iron pipe at said Thompson's southeasterly corner; thence S 85 degrees 50 minutes W in the southerly line of said Thompson one hundred eighty-nine (189) feet to the point of beginning.

Also another lot or parcel of land with buildings thereon bounded and described as follows: Commencing at a point which is forty and two tenths (40.20) feet southerly (along a line parallel with the east line of Main Street) of the steel pipe marking the beginning point in the parcel first above described; thence southerly along a line parallel with the east line of Main Street and one hundred eighty (180) feet easterly thereof seventy-five and eight tenths (75.8) feet, more or less, along the easterly line of property retained by Bank of Maine, N.A. to a steel pipe; thence S 85 degrees 50 minutes W thirty (30) feet by the southerly line of said Bank of Maine, N.A.'s retained property to a steel pipe in the northeasterly corner of property now or formerly owned by Benjamin and Marion Hains; thence southerly in the easterly line of said Hains along a line parallel with the east line of Main Street and one hundred fifty (150) feet easterly thereof eighty-five (85) feet to a steel pipe in the northerly line of land now or formerly of Gannet Publishing Company; thence N 85 degrees 50 minutes E two hundred forty-seven (247) feet, more or less, by land of said Gannet Publishing Company to an iron rod in the westerly line of other land of said Thompson; thence turning an interior angle to the left of 90 degrees and running northerly by said Thompson two hundred (200) feet to a point twenty-eight (28) feet southwesterly of an iron rod in the southerly line of said Armory Road; thence S 27 degrees 30 minutes W forty-six and thirty-two hundredths (46.32) feet in the southeasterly line of property retained by Bank of Maine, N.A. and constituting

a right of way; thence S 85 degrees 50 minutes W in the southerly line of land retained by Bank of Maine, N.A. and constituting a right of way two hundred seven and thirty-six hundredths (207.36) feet to the point of beginning.

Also a right of way in common with Bank of Maine, N.A. and others over a strip of land lying between the first and second parcels herein above described for purposes of ingress and egress on foot and by vehicle and westerly bound of which being in line with the westerly bound of the first and second parcels above described and having a width of twenty (20) feet as it runs easterly and westerly and the northeasterly bound or terminus thereof being the southwesterly line of Armory Road. The last twenty-eight (28) feet of the southeasterly bound of said right of way in this area being an extension N 27 degrees 30 minutes E of the northwesterly bound of the property described in the second parcel above; the right of way in this area and its terminus on Armory Road being forty (40) feet in width as it runs northeasterly and southwesterly.

Also a right of way for the purpose of egress and ingress on foot and by vehicle in common with Bank of Maine, N.A. and others across land now or formerly of Bank of Maine, N.A. which lies between the parcel herein conveyed and said Main Street. Said right of way is not defined in width but shall conform to the traffic pattern as now used or as may be lawfully required by State or municipal highway officials or for the best interest of the Bank of Maine, N.A., its successors and assigns and grantee and any changes necessary or desirable in the traffic flow may be made by Bank of Maine, N.A., its successors and assigns at the expense of Bank of Maine, N.A., its successors and assigns. And in case of change of the traffic pattern, the grantee shall have at least a minimum width of twenty (20) feet for access to and from said Main Street.

Also the use of a certain sewer easement in common with said Gannet Publishing Company and others and subject to the terms of said easement as set forth in a certain document entitled "Agreement and Mutual Easements" by and between Gannet Publishing Company and Nicholas P. Saporita and Marjorie V. Saporita dated January 15, 1971 and recorded in the Kennebec Registry of Deeds, Book 1540, Page 759.

Also an easement to lay, maintain, repair, alter or remove existing sewer lines and to use the same for sewerage purposes as described in exceptions and reservations in deed from Nicholas P. Saporita to Michael Sheremeta dated April 4, 1968 and recorded in Kennebec Registry of Deeds, Book 1464, Page 277 together with a similar easement under and upon the property of now or formerly of Bank of Maine, N.A. lying between the first and second parcels herein granted; said easement being in the area now in use for such sewer purposes said easement to be fifteen feet (15') in width.

Also an easement and privilege to use 16 parking spaces (each to be of a reasonable area for the purpose) on other property now or formerly of Bank of Maine, N.A. adjacent to and westerly of the demised premises as long as the said demised property is used as a cinema, such parking spaces shall be utilized during non-banking hours and to be located as Bank of Maine, N.A., its successors and assigns may determine provided, however, that the same shall be so located as to be reasonably useable and effective for patrons of the aforesaid cinema.

Excepting and reserving an easement in common with Gannet Publishing Company and others including the Grantee, 10-foot strip of land along the easterly side of the property herein conveyed (the easterly line of said property being the easterly bound of the right of way) for use, construction and repair of a sewer as more particularly described in the aforesaid document dated January 15, 1971 and recorded in said Registry Book 1540, Page 759 together with the right to enter the property herein conveyed to the grantee to maintain, repair or alter said existing sewer line running from land of said Gannet Publishing Company to Armory Road.

Excepting and reserving an easement to lay, maintain and use an electric cable underground on property running from the easterly line of said Benjamin and Marion Hains to the theater building located on said demised premises granted by Bank of Maine, N.A. to Central Maine Power Co. and now being recorded.

For source of title reference may be had to a certain mortgage given by Nicholas P. Saporita and Marjorie V. Saporita to the Bank of Maine, dated July 22, 1970 and recorded in said Registry, Book 1526, Page 163 which mortgage was foreclosed as recorded in said Registry, Book 1581, Page 356.

Being the same premises conveyed to Folshort Properties, a Vermont general partnership consisting of partners Mark K. Foley, Sr. and Howard H. Shortsleeve, Jr. by warranty deed of Lena E. Fitch dated April 15, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3136, Page 335.

WITNESS our hands and seals this 15 day of July, 1988.

FOLSHORT PROPERTIES

Richard A. Pearson
witness Richard A. Pearson

Howard H. Shortsleeve, Jr.
by Howard H. Shortsleeve, Jr.
its duly authorized agent

Margaret K. Flory
witness Margaret K. Flory

Howard H. Shortsleeve, Jr.

witness

Mark K. Foley, Sr.
MARK K. FOLEY, SR. by Howard H. Shortsleeve by Power of Attorney dtd. April 26, 1988.

THE STATE OF Vermont

ss.

15 July, 1988

Then personally appeared the above named MARK K. FOLEY, SR. and HOWARD H. SHORTSLEEVE, JR. individually and as partners of FOLSHORT PROPERTIES and acknowledged the foregoing instrument to be their free act and deed, individually and in their said capacity, and the free act and deed of FOLSHORT PROPERTIES.

Before me,

Richard A. Pearson
Notary Public

Richard A. Pearson